

## **BURTLE PARISH COUNCIL**

The monthly meeting of Burtle Parish Council was held on Wednesday 2<sup>nd</sup> January 2019 at 7.30pm in Burtle Village Hall.

### **132 PRESENT**

Councillor R Dallimore (chairman)  
Councillor A Duval (vice chairman)  
Councillor S Bull  
Councillor N Ponsillo  
Councillor J Porter  
District Councillor Stuart Kingham  
County Councillor David Huxtable

### **133 APOLOGIES**

None received

### **134 DECLARATIONS OF INTEREST**

Cllr R Dallimore expressed an interest in planning application at Blagdon Cottage  
District Cllr S Kingham expressed an interest in all planning items

### **135 DISPENSATIONS**

None were sought

### **136 MINUTES OF PREVIOUS MEETING**

Minutes of the meeting held on 2<sup>nd</sup> January 2019 were agreed and signed as correct.

### **137 REVIEW OF ACTIONS FROM LAST MEETING**

These were reviewed and progress noted

### **138 MATTERS ARISING**

**Highways** – Still awaiting reply from Highways regarding last list of faults

**Drainage** – nothing to report

**Catcott Broad Drove** – Still no reply from Highways Dept regarding electric cable which is still being laid across the road from the horsebox to Honeysuckle Villa despite reminder. Enforcement Dept are dealing with caravan at rear of Buena Vista.

**Sign on Sandpit and Finger Posts** – ongoing

**Grants to Ecclesial bodies** – still pursuing clarification.

**Spring bulbs** – still some remaining to be planted. Cllrs agreed to offer them to Friends of Burtle Church to plant where Leylandii hedge has been removed.

**Highway at Burtle Inn site** – clerk has written to SCC Road Record for information about any application to ‘stop up the highway’ but is still awaiting a reply.

### **139 PLANNING**

**Applications** –

**55/18/00008** Variation of Condition 2 of Planning Permission 55/16/00008 (Change of use and conversion of building in use for education (Use Class D1) to a private dwelling with parking area and private garden (Use Class C3), and alterations to the existing vehicular access) to amend the design of the dwelling (part retrospective) at Edington Burtle Church of England School, Mark Road, Burtle

After considerable discussion Cllrs unanimously agreed to object to this application. *The full response to the Planning officer is appended to these minutes.*

*As the chairman had declared an interest in the following application the Vice chairman, Cllr A Duval, took the chair and Cllr R Dallimore took no part in this discussion.*

**55/18/00009** Erection of a replacement front porch, a single storey extension to side(north) elevation and a detached double garage. Removal of one chimney at Blagdon Cottage, Robins Lane, Burtle

After discussion Cllrs unanimously agreed to support the application.

*Cllr R Dallimore resumed the chair.*

#### **Decisions –**

**55/18/00007** Variation of Condition 2 of Planning Permission 55/16/00018 (Change of use of school to a dwelling and erection of a two storey extension to South West elevation, on site of existing timber structure (to be demolished)) to amend the approved plans to allow for proposed a carport and garage/store at The Old Vicarage, Mark Road, Burtle REFUSED by SDC

#### **Referred to SDC Planning Committee -**

**55/18/00004** Retrospective application for the change of use of part of the old Burtle Inn to 1 No. residential unit. Burtle Inn, Catcott Broad Drove, Burtle TA7 8NG

**55/18/00005/DT** Erection of 1 No. 4 bed semidetached house on site of demolished section of the Old Burtle Inn, Catcott Broad Drove, Burtle TA7 8NG

#### **140 FINANCE**

There were no invoices

#### **Precept 2019/2020**

After discussion and review of budget figures Cllrs unanimously agreed to leave the precept at £4100. They noted that there is no CXL payable in 2019/20

**Proposed:** Cllr A Dallimore

**Seconded:** Cllr A Duval

#### **141 REPLACEMENT DEFIBRILLATOR**

Defibrillator has been received from Wel Medical. Demonstration session with Chris Butcher from Wel Medical on Wednesday 9<sup>th</sup> January 2019 at 7pm in the village hall. Nathan Chard, defib guardian, to run a drop-in session alongside Café Burtle on 12<sup>th</sup> January 2019. Clerk has advertised both events. Representative from SWAST has will visit to remove old defibrillator and validate new one.

#### **142 DATES FOR 2019**

As 2019 is an election year the following dates were agreed:

6 <sup>th</sup> March 2019	Parish Council to discuss urgent matters at 7pm
6 <sup>th</sup> March 2019	Annual Parish Meeting at 8pm
10 <sup>th</sup> March 2019	Village Clean-up day <i>with lunch for volunteers</i>
2 <sup>nd</sup> May 2019	Election
8 <sup>th</sup> May 2019	Annual Meeting

#### **143 CORRESPONDENCE**

CIL report for 2018 requested – Nil return confirmed

#### **144 ITEMS OF INTEREST**

Fly tipping in Westhay Broad Drove has been reported

### 145 DATE AND TIME OF NEXT MEETING

Next monthly meeting will be held on Wednesday 6<sup>th</sup> February 2019 at 7.30pm in the Village Hall.

There being no further business the chairman closed the meeting at 9.30pm.

### 146 ACTIONS FROM MEETING

Action	Assigned to	To be actioned by	Actions Taken
Continue to pursue clarification re Grants to Churches	Clerk	February 2019	
Give bulbs to Friends of Burtle Church	Cllrs	31 January 2019	
Organise Defib sessions and coordinate changeover	Clerk	31 January 2019	
Remind Highways re edge erosion in Edington Road and request reflectors on Redgate bridge	Clerk	February 2019	
Remind Highways re further information re 'stopping up' of highway at Burtle Inn	Clerk	February 2019	
Remind Highways again re wire over road from Horsebox	Clerk	February 2019	
Set precept	Clerk	February 2019	
Make arrangements for Clean-up day	Clerk	February 2019	
Arrange APM and speaker	Clerk	February 2019	

Signed.....Date.....

## Response to Planning Officer re:

### **55/18/00008 Variation of Condition 2 of Planning Permission 55/16/00008 (Change of use and conversion of building in use for education (Use Class D1) to a private dwelling with parking area and private garden (Use Class C3), and alterations to the existing vehicular access) to amend the design of the dwelling (part retrospective) at Edington Burtle Church of England School, Mark Road, Burtle**

Burtle Parish Council discussed the above application at their meeting on 2nd January 2019 and unanimously agreed to object to the application.

The site is in a prominent position in the village at the crossroads with two main roads and there has been comment amongst villagers that the developments so far do not blend well with the surroundings. The building was the old village school and of a particular style which was sympathetic to the adjacent grade 2 listed church and the surrounding village churchyard enhancing the visual aspect of this corner in a traditional rural area.

The conditions attached to the original application have clearly not been met.

The main points raised were:

#### Boundaries

On the north eastern boundary with Mark Road, the original planning consent 55/16/00008, showed the existing stone wall to be retained. Whereas, the original natural stone wall has been removed and replaced with a much higher wall of reconstituted stone blocks. The northern eastern corner was to be a stone wall to match existing but this too has been built to the same height and materials as the other wall. The new wall has been fitted with lights which are lit at night. Apart from the aesthetic considerations of this bland new wall, Cllrs are concerned that it could be a road traffic hazard. To suddenly come across these little pools of light on an otherwise dark corner they feel that they could easily be mistaken for a parked vehicle.

On the southern boundary with the churchyard, the original consent showed that the existing Leylandii hedge was to be retained. This has been completely removed and replaced with an overlap wooden fence. The hedge although large and difficult to maintain gave privacy to those visiting graves of loved ones and added to the tranquil nature of the village churchyard and the adjoining grade 2 listed church.

The boundary in the south western corner is shown as to be planted with a hedge of native species whereas the wooden fencing has been continued on along this boundary and along the adjacent plot, Unit 2 on the plan, which is in the same ownership. The original plans showed a new boundary to be formed between units 1 and 2 by planting a hedge of native species. Condition 5 of the planning consent states that this hedge shall be planted within nine months of the work commencing.

The short section of boundary from Mark Road to the start of the site of unit 2 is marked as being 1.2 metres high but it appears to be considerably higher.

NB. The treatment of the boundaries has not been updated since the application was originally made. The new Site plan 2274C-PL-02 Revision 2 submitted with the current application would, therefore, appear to be incorrect as it does not take account of the changes already made.

#### Fenestration

The original plans showed that the Georgian style small pane windows were to be retained. They were in keeping with the design of the building and its environs adjacent to the grade 2 listed church. The new replacement windows are completely out of keeping and do not fit in with the building or its environs. This is particularly noticeable on the south eastern wall of the original old school building. This gable end wall has the original clock face under the eaves above the window opening and is quite a landmark when travelling along Burtle Road through the village and from

Station Road. The new large pane window beneath the clock is quite at odds with the rest of the building and has caused comment from residents.

#### Roof Terrace

The proposed roof terrace is not at all compatible with the building or its surroundings. It is not sympathetic to the adjacent grade 2 listed church.

It would overlook the graveyard and compromise the privacy of those visiting graves and when funerals were taking place as this is still an open burial ground. The latest internment took place just before Christmas.

It would directly overlook the properties in Robins Lane opposite as well as directly overlooking the proposed adjacent dwelling, unit 2 on the site plan. Planning reference 55/16/00007 (redevelopment of school changing rooms).

Cllrs note that the proposal is to bound the roof terrace by raising the parapet wall to the north west and erecting of a new metal and glazed balustrade to the south west. Although no designs have been submitted for the balustrade it is difficult to imagine any such design that would be in keeping with the adjacent grade2 listed church and the churchyard from where it would be clearly visible.

Large concrete pad in front of south eastern wall.

Since redevelopment has started on this site a large concrete pad has been built in this area. It was not part of the original application, in fact the area was partially covered by buildings which were noted to be demolished so as to form a garden area. This pad is not mentioned in the current application and Councillors would like to know the applicant's intentions for it and whether or not it will need planning permission.

Large mound of spoil in the south eastern corner of the site.

A large mound of spoil has appeared in this corner just behind the new fence between the site and the graves. There are concerns that this could be from excavations in that area, the ongoing effects and why it might be required.